



## The Sequoia, Edgehill Road, Scarborough

- Two Bedrooms
- Large Decking With Views
- Pre-Loved Lodge
- Open Plan Living
- Dedicated Parking

£44,995

Tenure: Leasehold

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HERE TO GET *you* THERE

# Edgehill Road, Scarborough

## DESCRIPTION

\*\*\* The Sequoia 38' x 12' SLEEPING FOUR\*\*\*

Pre-loved Lodge

16 Year License Agreement

Picture yourself in the evening, relaxing in the Sequoia's stylish lounge and dining area with its plush soft furnishings and an electric fire set in a contemporary wooden surround. Rustle up a meal in the spacious kitchen with its integrated appliances. Then get a great night's sleep in the king size bed in the master bedroom. With our trademark attention to detail, we have also fitted bedside lights, a drawer unit, plenty of wardrobe space with MDF doors throughout and a TV point. The Sequoia is finished off with vertical blinds in the lounge and dining area, soft carpets in the lounge and bedrooms and central heating throughout as standard – it's warm, comfortable and stylish.

Situated in Scarborough, North Yorkshire, Falsgrave Leisure & Lodges is surrounded by 20 acres of quiet woodland and enjoys breathtaking, unrivalled views across the seaside town, the castle, Oliver's Mount and the sea beyond. The park itself is immaculately maintained and all of the pitches have stunning uninterrupted views, It is the ideal place to simply sit back, relax and enjoy the peace and quiet. Scarborough town and South Bay are only a short 5 minute drive away, where there are plenty of things to keep everyone entertained! Falsgrave Leisure & Lodges park has been family owned for over 50 years.



Council Tax: Exempt

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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